



27 Blair Road, East Calder, Livingston, West Lothian, EH53 0TU

Immaculately Presented Four-Bedroom Home with Gardens, Driveway & Garage

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Property Description

Immaculately presented and spacious, four-bedroom, detached family home with gardens, double driveway, and an integrated garage. Forming part of a sought-after modern residential development in East Calder, West Lothian.

Comprises an entrance hallway, living room, dining/kitchen, utility room, four double bedrooms, an en-suite, a family bathroom and a ground-floor WC.

Ready-to-move-in - highlights include a fully integrated kitchen, luxury bathroom suites, and continuous Moduleo flooring. In addition, there is gas central heating, solar panels, double glazing, and superb storage, including the semi-converted garage.

To the front is a lawn, shrubbery and a mono-blocked drive, whilst the large south-facing rear garden includes a patio and lawn. Ideally situated for commuting to both the East and West, this modern development also features landscaped grounds and ample parking spaces for residents and visitors.

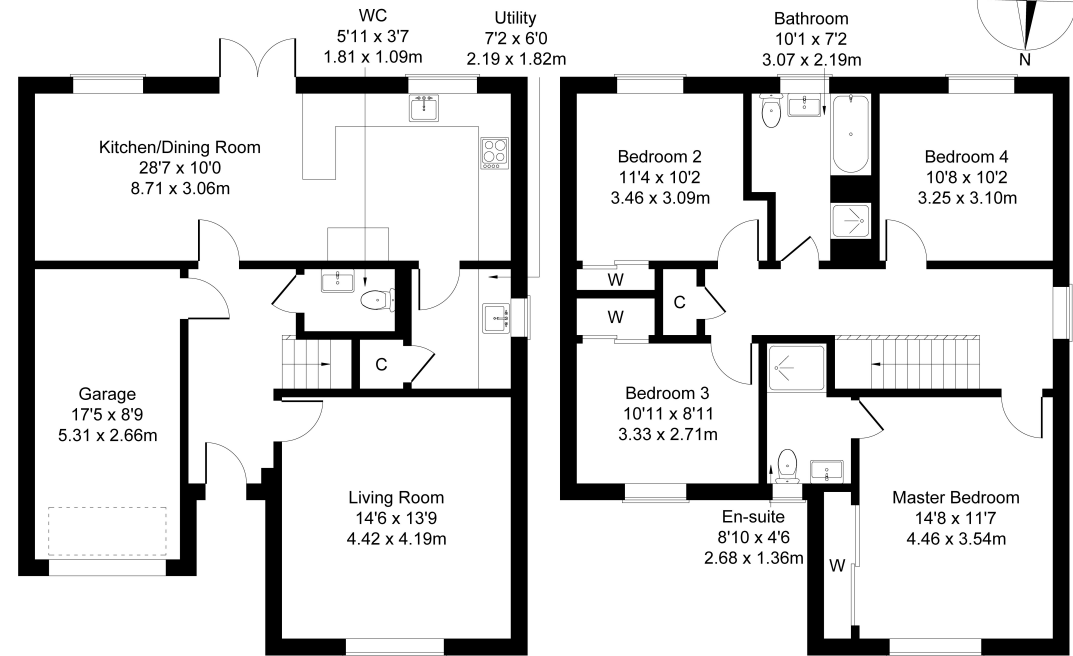
A welcoming entrance leads into the home, with the living room set to the side, featuring contemporary flooring and light décor. The hallway includes a convenient WC before flowing into the modern open-plan kitchen and dining area at the rear; a bright social space offering direct access to the garden—perfect for entertaining. The kitchen boasts stylish finishes, modern countertops with matching upstands, a stainless-steel sink with a drainer, and integrated appliances, including an oven, a five-ring gas hob with a canopy, a microwave, a dishwasher, and a fridge-freezer. A separate utility room provides additional practicality with its own stainless-steel sink and washing machine.

Upstairs, all four carpeted bedrooms are accessed from the landing, with bedrooms two and three offering mirrored built-in wardrobes, and bedroom four featuring light décor. The master bedroom also includes a mirrored built-in wardrobe and a fully tiled en-suite with a shower cubicle and ladder-style radiator. Completing this family home is the main bathroom—a four-piece suite with both a shower cubicle and bathtub, plus a ladder-style radiator.



27 Blair Road, Calderwood, EH53 0TU

Approximate Gross Internal Area: (1636 sq ft - 152 sq m.)



Ground Floor

First Floor

Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description





East Calder is a small, well-established town forming part of a cluster of residential communities to the south east of Livingston. The town offers a full range of local amenities and is popular with commuters due to its convenient access to the A71 and M8 and M9 motorways, providing easy travel across the central belt. Rail services are available from the nearby Kirknewton station, approximately 1.7 miles away. The nearby town of Livingston, the largest in West Lothian,

provides extensive shopping and leisure facilities, including The Centre and Livingston Designer Outlet, as well as a wide selection of local shops and supermarkets. Residents also enjoy a variety of sports and leisure opportunities, with walking and cycling routes, parks, woodlands, swimming pools, golf courses, libraries, multi-screen cinemas and sports centres all close at hand.





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